

## REAL ESTATE.

MANY HANDSOME NEW APARTMENT HOUSES OPENED.

A REMARKABLE DEMAND FOR GOOD FLATS AND APARTMENT-HOUSES AND THE SUPPLY RAPIDLY BEING REDUCED—GOOD TRADING IN HIGH-CLASS DWELLINGS.

The realty market in this city within the last week has shown a remarkable improvement. Not only has there been a series of sales of dwellings of the most valuable class to the comparatively small number of people who can afford such luxuries, but the close of the fall renting season is being marked by a remarkable demand for dwelling-houses, flats and apartments of the better class, and particularly for the best class of flats, throughout the city, which is likely to reduce greatly the supply of properties of this class.

Within the last two years the demand for commodious and handsome apartments in this city has been steadily growing and recently builders and real estate operators have awakened to this fact, and have endeavored to meet it. Reference to the advertising columns of The Tribune to-day will show how many handsome dwellings of this class have been opened in various parts of the city, but particularly in Harlem and on the Upper West Side, within the last few weeks to meet the popular demand, and not before they were needed. Realty holders all stand report that the new apartments are letting unusually well. In fact, the impression is conveyed by the developments of the realty market in the last few weeks that a large section of the population, under the influence of good times, is ready to spend more money in rent for good value received, and that these people already are moving into more expensive quarters than they have been content to occupy during the depression of the last few years.

In business properties in the last week there has been no considerable amount of dealing, and the argument is advanced with some force that prices must come down in the business districts before investors are generally attracted. With renting improving, however, there is a prospect of more general buying, and a speedy change in present conditions in the market may confidently be expected.

## LATEST PRIVATE SALES.

John N. Golding sold yesterday for Rachel Rich and the executors of the Rich estate the four-story high-story brownstone dwelling-house, No. 35 West Fifty-sixth-st., 25x30 ft., to Henry Brown, for his daughter, the wife of Dr. Allen Fitch, for about \$65,000.

Mr. Golding has also sold for W. W. and T. M. Hall the new limestone-front dwelling-house, 25x30 ft., on the south side of Eighty-second-st., 100 feet east of Fifth-ave., to Albert B. Jennings, son-in-law of John D. Crimmins. This house is now in course of construction. The price paid is said to be about \$65,000.

Aber & Co. have exchanged No. 106 West One-hundred-and-thirtieth-st., valued at \$17,000, and No. 54 West One-hundred-and-thirty-fourth-st., valued at \$12,000, owned by Carl L. Praeger, for a property in Broadway, White Plains, consisting of sixteen acres of land, with a dwelling-house and barn.

W. F. & C. H. Smiths have traded for Adolph Cohen the southwest corner of One-hundred-and-twenty-first- and Park-ave., a four-story single flathouse, size 20x50 ft., to Charles Brogan, for the two three-story dwelling-houses Nos. 1206 and 1208 East One-hundred-and-sixty-seventh-st., 16x80 ft. each, and the lot adjoining, \$34,000. They also have sold for Adolph Cohen No. 120, East One-hundred-and-sixty-seventh-st., for \$5,000.

The same brokers have sold for a Mr. Jennings the northeast corner of One-hundred-and-seventy-fourth- and Webster-ave., a vacant plot, 100x100, to a Mrs. Hooper, for \$5,000, the buyer giving in exchange the four-story double flathouse, 20x80 ft., on the north side of One-hundred-and-thirty-eighth-st., 100 feet east of St. Ann's-ave., for \$6,000.

They have also sold, for \$10,000, a 100x100 ft. plot on the side of Bathgate-ave., 150 feet north of One-hundred-and-eighty-second-st., to Dr. J. D. Schuyler.

Charles E. Schuyler & Co. sold, to J. D. Butler, a block front on the Boulevard, between One-hundred-and-twenty-fourth- and One-hundred-and-twenty-fifth- st.

Schrag & Richter sold the five-story business building, 21x88 ft., No. 125 West 125th-st., for \$3,000, and one for Frank R. Houghton the four apartment-houses, Nos. 211, 233, 235 and 237 East Eighty-fifth-st.

John E. Scannell sold the six and seven story stonefront dwelling-house, No. 138 West Forty-eighth-st.

Fosdell Brothers sold two five-story tenement-houses on the north side of Fourth- st., between Avenues B and C, and have made it with a stone flathouse and store building.

Julius Fleischmann purchased from Sauer, Gross & Herberman, the vacant plot, 100x100 ft., on the southwest corner of Fifth-ave. and One-hundred-and-twenty-first- st.

Asforth & Co. sold, at about \$25,000, the three-story stonefront dwelling-house, No. 138 West Forty-eighth-st.

R. W. Appleton sold for J. Jungman, the northeast corner of One-hundred-and-seventy-fourth- and Webster-ave., a five-story apartment-house, on a lot 25x50 ft., for \$10,000.

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H. H. Cammann & Co. sold for Morris Franklin to Mandelbaum & Lewine No. 19 West Twenty-seventh-st., a three-story brick dwelling-house, lot 120x50 ft., for \$10,000.

Schmuck & Montag have purchased the southeast corner of Eighth-ave. and One-hundred-and-twelfth-st., a plot 100x100.

STATISTICS OF THE WEEK.

Forty-eight parcels of city realty were reported sold at private contract last week, considerations given in thirteen of the sales together realizing \$56,300.

In the previous week forty-seven parcels were sold, and the considerations in the fifteen transactions in which figures were given realized \$76,500.

In Manhattan and the Bronx the auction sales for the week realized \$46,103, as compared with \$36,455 in the corresponding week of last year. In Brooklyn the auction sales realized \$6,050, as compared with \$7,825 in the same period.

The tables compare the conveyances, mortgages and buildings projected in the three boroughs for the same periods:

## MANHATTAN AND THE BRONX CONVEYANCES.

Sept. 16 Sept. 17 Total number for Manhattan and Bronx 201

Amount involved \$1,055,601 \$1,558,197

Number, nominal 96 143

Number, registered 233 and 24th wards, omitting new annexed district (and 1865) 99 46

Amount involved \$194,775 \$123,100

Number, nominal 18 16

Number, registered 225 and 23th wards, in- cluding new annexed district 78 55

Amount involved \$212,500 \$168,300

Total number of conveyances, Jan. 1 to date 32 47

Total amount of conveyances, Jan. 1 to date \$11,000 10,945

Total amount of mortgages, Jan. 1 to date \$74,900,920 \$85,080,343

MORTGAGES.

Total No. for Manhattan & Bronx 238

Amount involved \$2,865,844 \$4,266,100

Number over 5 per cent. 123

Number, nominal 176

Number, registered 176

Amount involved \$887,450 \$2,481,056

Number at less than 5 per cent. 126

Number of above to banks, trust and insurance companies 56 43

Amount involved \$892,000 \$895,500

Total number of mortgages Jan. 1 to date 12,578 11,752

Total amount of mortgages, Jan. 1 to date \$8,767,305 \$5,768,775

PROJECTED BUILDINGS.

Number of new buildings 76

Estimated cost \$1,190,070 \$1,530,190

Total number of new buildings 2,594 2,659

Total amount of new buildings Jan. 1 to date \$94,637,275 \$65,443,106

Total amount alterations January 1 to date \$6,707,305 \$5,768,775

BROOKLYN CONVEYANCES.

Sept. 16 Sept. 17 Total number for Brooklyn 217

Amount involved \$293,601 \$228,836

Number, nominal 129 157

Total number of conveyances, Jan. 1 to date 10,965 11,404

Total amount of conveyances, Jan. 1 to date \$22,492,508 \$19,573,237

MORTGAGES.

Amount involved 217

Number, nominal 100 93

Number, registered 100 93

Amount involved \$433,219 \$267,227

Total amount of mortgages, Jan. 1 to date 9,342 8,801

Total amount of mortgages, Jan. 1 to date \$45,980,408 \$35,543,715

PROJECTED BUILDINGS.

Number of new buildings 64 62

Estimated cost \$345,465 \$246,152

Total number of new buildings, Jan. 1 to date 2,346 2,402

Estimated amount of new buildings, Jan. 1 to date \$3,000 \$2,000

REAL ESTATE TRANSFERS.

1st Ave., No. 1123, w. 26x70; Charles Spielmann et al. to Louis Cohen.

West Broadway, No. 347, e. 25x100; George F. Stoddard, Jr. to Frank M. Miller.

Stoddard, Jr. to e. 25x100 ft. of Westchester-ave.

106th st., No. 112, 25x100 ft. to James McCarthy.

Louis Rubin to Louis Rubin to Louis Zalman.

10th st., No. 100, 25x100 ft. to Edward T. Dwyer.

10th st., No. 102, 25x100 ft. to Frederick M. Morris.

200 st., No. 105, West, 22x112 ft.; Samuel Goldberg to Frank R. Houghton.

Beach ave., e. 175 ft. of 14th st., old line.

10th st., No. 105, 25x100 ft. to Seiden Feldmark.

106th st., No. 111, 150 ft. w. of Columbus-ave., 100x100 ft.

Joseph McElroy, Jr. to Margaret Michael Kirtland, referred to Edward H. Bennett.

220 st., No. 112, 25x100 ft. to Edward H. Bennett.

10th st., No. 112, 25x100 ft. to Frank R. Houghton to Samuel Louis.

37th st., No. 112, 25x100 ft. of 10th ave., 100x100 ft.

10th st., No. 112, 25x100 ft. to Edward H. Bennett.

10th st., No. 112, 25x100 ft. to Frank R. Houghton to Louis Karpman.

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